

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS
September 15, 2026 – 6:00 P.M.
Solebury Township Hall/Virtual - Hybrid Meeting
BUDGET MEETING MINUTES

Attendance: Mark Baum-Baicker, Chair, Christy Cheever, Vice-Chair, Kevin Morrissey, John S. Francis, Rickie Yudin, Christopher Garges, Township Manager, Michele K. Blood, Assistant Township Manager, Christopher Clewell, Director of Public Works, Annelise Dahlin, Recreation Program Coordinator, and Catherine Cataldi, Township Secretary. Mark L. Freed, Esq., Township Solicitor, Curtis J. Genner Jr., P.E., Township Engineer, Pankaj Jobanputra, Township Planner were also in attendance.

The recording device was turned on.

I. The meeting was called to order followed by the Pledge of Allegiance.

II. Approval of Bills Payable – September 9, 2026

Res. 2026-128 – Upon a motion by Mr. Morrissey, seconded by Mr. Yudin, the list of Bills Payable dated September 9, 2026 was unanimously approved as prepared and posted.

III. Approval of Meeting Minutes – September 1, 2026

Res. 2026-129 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey, the Minutes of the September 1, 2026 meeting were approved by majority vote and posted.

IV. Announcements/Resignations/Appointments

Executive Session

Mr. Baum Baicker announced that an Executive Session was held on Tuesday, September 15, 2026, prior to the Board meeting, dealing with Personnel matters.

Environmental Advisory Council – Consideration of appointment of Michael Cheung

Res. 2026-130 – Upon a motion by Mr. Francis, seconded by Mr. Yudin, it was unanimously agreed to appoint Michael Cheung to the Environmental Advisory Council to fill the vacancy resulting from the resignation of Hope Blaythorne for a term ending December 31, 2027.

Historical Architectural Review Board – Consideration of appointment of Scott R. Anderson

Res. 2026-131 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Yudin, it was unanimously agreed to appoint Scott R. Anderson to the Historical Architectural Review Board for term ending December 31, 2031.

V. Supervisor Comment – There were no Supervisor Comments

VI. Public Hearing

Historical Architectural Review Board – Certificate of Appropriateness – Agron & Driola Kaloshi- La Pergola at Phillips Mill Inn- 2590 River Road- Tax Map Parcel #41-030-001

The applicants, Agron & Driola Kaloshi, requested a Certificate of Appropriateness for like-for-like inn stucco replacement and Cottage A roof restoration.

HARB MOTION: *Upon a Motion by Larry Peseski, seconded by Patrick Strzelec, HARB unanimously recommended the issuance of a Certificate of Appropriateness for the HARB–2026-15 Application (2590 River Road, TMP #41-030-001), dated August 13, 2026 as presented for the stucco façade replacement on the primary ‘Inn’ building and the cottage roof restoration with the following understanding and requirements regarding the concept of adding a cupola, finials, or other accent/ ornamental feature on the cottage roof. Additional condition requirements include:*

- *Continuance of the application for the cupola, finials, or other roof treatment to be subject to review and approval by HARB; and*
- *Applicant to provide detailed plans and drawings specifying dimensions, size, color, and materials of the cupola, finial or other roof treatment.*

The motion carried 4-0

Res. 2026-132 – Upon a motion by Mr. Yudin, seconded by Mr. Morrissey, it was unanimously agreed to authorize the Certificate of Appropriateness to TMP No. 41-030-001, 2590 River Road, as per the recommendation from the Historical Architectural Review Board. Issuance of the Certificate of Appropriateness does not relieve the applicant from obtaining any and all applicable permits prior to commencement of work.

Orchard Meadow Estates – Conditional Use Application (6633 School Lane, TMP No. 41-013-096-005)

The applicant, Barley Custom Homes, L.L.C., proposed a minor two-lot subdivision of tax map parcel #41-013-096-005 located at 6633 School Lane, New Hope, Solebury Township, Bucks County.

Planning Commission Motion: *A motion was made by John DeAndrea and seconded by Gretchen Rice to recommend Preliminary/Final Minor Subdivision Plan and Conditional Use approval to Orchard Meadows Estates located at 6633 School Lane (TMP #41-013-096-005) subject to the following conditions:*

1. *Further consideration by the Board of Supervisors regarding the requested waiver from Section 23-306.4.H. of the Storm Water Management Ordinance that prohibits infiltration in the Carbonate Geology Overlay Zoning District.*
2. *Reallocation and relocation of twenty-four landscape trees (Pinus Strobus – White Pine - as depicted on Landscaping Plan 1 of 2 and 2 of 2, pages 6 of 16 and 7 of 16 on the submitted Minor Subdivision Plan, dated April 24, 2026) to strengthen buffering along the south and west property boundaries.*
3. *Compliance with Township consultant review letters and outstanding review comments and conditions. Township consultant review letters include:*
 - *Wynn Associates, Inc., dated May 20, 2026*
 - *Solebury Township Zoning Officer, dated May 18, 2026*
 - *Bowman, dated March 13, 2026*
 - *Simone Collins Landscape Architecture, dated May 20, 2026*
 - *Solebury Township Parks & Recreation, dated February 27, 2026*
4. *Recommendation of approval of one driveway per lot (no shared driveway).*
5. *Recommendation that no additional Environmental Impact Assessment be required.*

The motion carried 6-0

Mr. Freed offered an overview of the project, opened the hearing and presented exhibits.

No Party Status was requested.

The applicant was represented by Kenneth D. Federman, Esquire, Keith Boyd and Evan Sowers.

Following testimony, the hearing was closed.

Res. 2026-133 – Upon a motion by Mr. Yudin, seconded by Mr. Francis it was unanimously agreed to approve the Orchard Meadow Estates Conditional Use application conditioned upon the following:

- 1. The Applicant shall proceed in accordance with its application, the plans submitted, all supporting material, the evidence submitted, and all representations made by and on behalf of the Applicant.**
- 2. The Applicant shall proceed in accordance with the comments and recommendations of the Township Zoning Officer set forth in his letters of March 12, 2026, May 18, 2026 and September 10, 2026.**
- 3. The Applicant shall proceed in accordance with the comments and recommendations of the Township Engineer set forth in his letters of March 16, 2026, May 20, 2026 and September 8, 2026.**
- 4. The Applicant shall proceed in accordance with the comments and recommendations of the Township Traffic Engineer set forth in his letter of March 13, 2026.**
- 5. The Applicant shall proceed in accordance with the comments and recommendations of the Township Land Planner set forth in its letters of March 13, 2026, May 20, 2026 and September 10, 2026.**
- 6. The Applicant shall proceed in accordance with the conditions recommended by the Solebury Township Planning Commission in its recommended approval of the application on May 27, 2026.**
- 7. The Applicant shall proceed with the recommendation of the Solebury Township Board of Parks & Recreation as approved at its February 27, 2026 meeting.**
- 8. The Applicant shall proceed in accordance with the Stipulation RE: Barley Custom Homes LLC Minor Subdivision and Conditional Use dated September 15, 2026.**
- 9. The Applicant shall comply with the rules, regulations and ordinances of Solebury Township, the Commonwealth of Pennsylvania, the United States government and especially with the Solebury Township Zoning Ordinance and Subdivision and Land Development Ordinance.**
- 10. The Applicant shall obtain all permits and approvals from any agencies having jurisdiction over same to the extent applicable.**
- 11. The Applicant shall pay all Township expenses related to the application to the extent not paid.**

VII. Subdivision/Land Development

Orchard Meadow Estates – Preliminary/Final Minor Subdivision (6633 School Lane, TMP No. 41-013-096-005)

The applicant, Barley Custom Homes, L.L.C., proposed a minor two-lot subdivision of tax map parcel #41-013-096-005 located at 6633 School Lane, New Hope, Solebury Township, Bucks County.

Res. 2026-134 – Upon a motion by Mr. Yudin, seconded by Mr. Francis it was unanimously agreed to approve the Orchard Meadow Estates Preliminary/Final Minor Subdivision application conditioned upon the following:

- 1. The Applicant shall proceed in accordance with its application, the plans submitted, all supporting material, the evidence submitted, and all representations made by and on behalf of the Applicant.**
- 2. The Applicant shall proceed in accordance with the comments and recommendations of the Township Zoning Officer set forth in his letters of March 12, 2026, May 18, 2026, and September 10, 2026.**
- 3. The Applicant shall proceed in accordance with the comments and recommendations of the Township Engineer set forth in his letters of March 16, 2026, May 20, 2026, and September 8, 2026.**
- 4. The Applicant shall proceed in accordance with the comments and recommendations of the Township Traffic Engineer set forth in his letter of March 13, 2026.**

5. The Applicant shall proceed in accordance with the comments and recommendations of the Township Land Planner set forth in its letters of March 13, 2026, May 20, 2026 and September 10, 2026.
6. The Applicant shall proceed in accordance with the conditions recommended by the Solebury Township Planning Commission in its recommended approval of the application on May 27, 2026.
7. The Applicant shall proceed in accordance with recommendation of the Solebury Township Board of Parks and Recreation as approved at its February 27, 2026 meeting.
8. The Applicant shall proceed in accordance with the Stipulation RE: Barley Custom Homes, LLC Minor Subdivision and Conditional Use Application dated September 15, 2026.
9. The Applicant shall comply with the rules, regulations and ordinances of Solebury Township, the Commonwealth of Pennsylvania, the United States government and especially with the Solebury Township Zoning Ordinance and Subdivision and Land Development Ordinance.
10. The Applicant shall obtain of all permits and approvals from any agencies having jurisdiction over same to the extent applicable.
11. The Applicant shall pay all Township expenses related to the application to the extent not paid.

Richardson Final Lot Line Adjustment - 305 Joshua Lane (TMP #41-001-020-029) and 4001 Street Road (TMP #41-001-020)

The applicant, requested the following waivers for the lot line change application:

- Section 22-407.3.A - Waiver from providing an erosion and sediment control plan and from submitting to BCCD.
- Section 22-407.3.B - Waiver from providing a stormwater management plan.
- Section 22-407.3.C - Waiver from providing a grading plan.
- Section 22-404.2.l(19)(f) – Waiver from providing open space areas on the plan.
- Section 22-404.2.l(19)(g) – Waiver from providing recreational facilities on the plan and paying a fee-in-lieu. The application is a lot line change with no proposed dwellings.
- Section 22-404.2.l(19)(i) – Waiver from providing sidewalks, bikeways, and pedestrian paths on the plan when none are proposed.
- Sections 22-503.1 & 22-505.3 – Waiver from street improvements including cartway widening, curb installation, drainage improvements, and sidewalk/ walkways/ trails.
- Section 517.1 – Waiver from providing curb along Street Road and Carversville Road. This section states curbs are required along proposed streets where necessary for stormwater management, traffic control, pedestrian safety or to provide for roadway stability.
- Section 22-517.4 – Waiver from providing sidewalk/ walkways/ trails on existing streets. Carversville Road is a local road which would require a 5' sidewalk along the frontage.

August 24, 2026 PC Motion: A motion was made by Lesley Wright Marino and seconded by Lia Mandingo to recommend approval of the Richardson Final Lot Line Change Plan regarding 305 Joshua Lane (TMP #41-001-020-029) and 4001 Street Road (TMP #41-001-020) to the Board of Supervisors conditioned upon compliance with the following:

- *Review Letter prepared by Wynn Associates, Inc., dated August 13, 2026.*
- *Updated Waiver Request Letter for Lot Line Change Application for 305 Joshua Lane and 4001 Street Road, prepared by Holmes Cunningham Engineering, dated June 1, 2026, Revised August 19, 2026.*

The motion carried 5-0

Res. 2026-135 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to approve the Richardson Final Lot Line Adjustment application and request for waivers conditioned upon the following:

1. The Applicant shall proceed in accordance with its application, the plans submitted, all supporting material, the evidence submitted, and all representations made by and on behalf of the Applicant.
2. The Applicant shall proceed in accordance with the comments and recommendations of the Township Zoning Officer set forth in his letter of August 12, 2026.
3. The Applicant shall proceed in accordance with the comments and recommendations of the Township Engineer set forth in his letter of August 13, 2026.
4. The Applicant shall proceed in accordance with the comments and recommendations of the Township Land Planner set forth in its letter of August 12, 2016.
5. The Applicant shall proceed in accordance with the conditions recommended by the Solebury Township Planning Commission in its recommended approval of the application on August 24, 2026.
6. The Applicant shall comply with the rules, regulations and ordinances of Solebury Township, the Commonwealth of Pennsylvania, the United States government and especially with the Solebury Township Zoning Ordinance and Subdivision and Land Development Ordinance.
7. The Applicant shall obtain of all permits and approvals from any agencies having jurisdiction over same to the extent applicable.
8. The Applicant shall pay all Township expenses related to the application to the extent not paid.

Solebury School Amended Final Land Development - (6832 Phillips Mill Road, TMP #41-018-079)

The applicant, Solebury School, submitted an amended Preliminary/Final Land Development Plan for the Athletic Fields to request a waiver from § 22-520.L. Tree Replacement Plan / Replacement Trees of the Solebury Township Subdivision and Land Development Ordinance for the tree replacement requirements associated with tree removals.

August 24, 2026 PC Motion: A motion was made by Peter Brussock and seconded by Lesley Wright Marino to recommend approval of the Solebury School Amended Final Land Development Plan (6832 Phillips Mill Road, TMP #41-018-079) to the Board of Supervisors conditioned upon compliance with the following review letters and partial waiver acceptance of Section 520.1(L)(4) of the Subdivision and Land Development Ordinance:

- *Wynn Associates, Inc., dated August 20, 2026.*
- *Simone Collins Landscape Architecture, dated August 14, 2026.*
- *Granting of Partial Waiver from the provisions of Section 520.1(L)(4) of the Subdivision and Land Development Ordinance regarding tree replacement plan/replacement trees requirement based upon the following justification:*

Given the unique setting of this project and in consideration of the summary of the uniqueness provided by the applicant in their introduction and presentation on this matter, it is recommended to add a provision to address the tree replacement waiver request with planting/installing of twenty five (25), 2 ½ - 4 inch caliper American Sycamore (Platanus occidentalis) trees or equivalent trees of high ecological value and large canopy characteristics when full grown on the Solebury School campus or a site acceptable to Solebury Township and to be reviewed and considered by the Township Landscape Architect during the Board of Supervisors review of the subject application.

The motion carried 5-0

Res. 2026-136 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to approve the Solebury School Amended Final Land Development application and request for waivers conditioned upon the following:

1. **The Applicant shall proceed in accordance with the comments and recommendations of the Township Zoning Officer set forth in his letter of August 21, 2026.**
2. **The Applicant shall proceed in accordance with the comments and recommendations of the Township Engineer set forth in his letter of August 21, 2026.**

3. The Applicant shall proceed in accordance with the comments and recommendations of the Township Land Planner set forth in its letter of August 14, 2026.
4. Except as specifically modified herein, the Applicant shall proceed in accordance with the conditions recommended by the Solebury Township Planning Commission in its recommended approval of the application on August 24, 2026.
5. The Board grants a partial waiver of Section 520.1(L)(4) of the Subdivision and Land Development Ordinance as follows: Applicant shall plant/install twenty five (25), 2 ½ - 4 inch caliper American Sycamore (*Platanus occidentalis*) trees or equivalent trees of high ecological value and large canopy characteristics when full grown on the Solebury School campus or a site acceptable to Solebury Township, as approved by the Township Landscape Architect.
6. The Applicant shall comply with the rules, regulations and ordinances of Solebury Township, the Commonwealth of Pennsylvania, the United States government and especially with the Solebury Township Zoning Ordinance and Subdivision and Land Development Ordinance.
7. The Applicant shall obtain of all permits and approvals from any agencies having jurisdiction over same to the extent applicable.
8. The Applicant shall pay all Township expenses related to the application to the extent not paid.

VIII. Presentations

Free Library of New Hope and Solebury

Stacy Smith, Board of Trustees President and Sam Pharo, Director presented the Free Library of New Hope and Solebury 2025-2026 Updates (copy of which is attached) to the Board. Highlights of the presentation included: Library usage records; programs offered; digital transformation; available activities, tools and supplies; community needs and the next chapter.

IX. DRAFT 2027 Budget

Public Works

Christopher Clewell, Director of Public Works presented the 2027 Public Works Operational and Capital Budgets, highlighting areas of change. Equipment maintenance, facility repairs, contracted services, Road Department vehicles, liquid fuels, Lake Solebury, Capital equipment, and technology were discussed.

Parks and Recreation

Annelise Dahlin, Recreation Program Coordinator presented the 2027 Parks & Recreation Operational and Capital Budgets highlighting a minimum change to the overall budget. Basketball enrollment, decrease in summer camp attendance, public events, Solebury Green, Bond House renovations, playground replacement, fence replacement at Canal Park, chain link replacement and lighting project were discussed.

X. New Business

Authorize Staff to Prepare and Perform Housing Survey

Mr. Garges gave an overview of the process leading up to the drafted survey.

Res. 2026-137 – Upon a motion by Mr. Morrissey, seconded by Mr. Francis, it was unanimously agreed to authorize staff to prepare and perform the housing survey.

Bid Award – Snow Plowing 2026-2029

Bids for snow plowing were received and reviewed by the Township Administration and the Township Solicitor.

Res. 2026-138 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis it was unanimously agreed to award the Snow Plowing 2026-2029 Bid as follows:

- **Base Bid be awarded to Bluestone Group**
- **Alternate Bid be awarded to Hugh Marshall Landscape.**

Bid Award – Propane

No bids for propane were received. Township Administration is to work with the current provider.

XI. Public Comment

- Steve Schimmel, resident, expressed safety concerns for the intersection of Sunset Drive and Hagen Drive.

XII. Adjournment

The meeting was adjourned at 8:26 pm.

Respectfully submitted,

Catherine Cataldi
Township Secretary

FREE LIBRARY OF NEW HOPE AND SOLEBURY



2025-2026 Updates

Presented by Stacy Smith and Sam Pharo



THE FREE LIBRARY
OF NEW HOPE & SOLEBURY



WE ARE SO BUSY!



THE FREE LIBRARY
OF NEW HOPE & SOLEBURY



RECORD BREAKING NUMBERS



2025

43,252 visits by patrons in 2025
7,440 participated in programs

- 1,758 for Summer Reading
- 17 local partnerships

650 total programs

2026

556 programs (so far)

- 2,371 for Summer Reading (34.8% inc.)
- 32 local partnerships

6,113 attendees (with 4 months to go)



PROGRAMMING? YEAH, WE GOT PROGRAMMING.



THE FREE LIBRARY
OF NEW HOPE & SOLEBURY



SO MANY CHOICES!

We offer an average of **61 programs/month**, for 2026
(up from 54/month in 2025)

Story Times, Crochet, Adult Writers Group, Adult Yoga,
Book Chat, Rhythm Babes, Crafternoons, Mini Painting,
Mahjong, Autobiographical Journaling, Art with Anita,
Interstate Story Time, Julia Child, the Grassroots Picnic
Project and much, much more!



READING EVERY DAY



BUILDING KNOWLEDGE & IMAGINATION

Story times and Book Chats form the core of our public literacy programming and we just started offering Book Clubs in a Bag to make it even easier for patrons to enjoy a popular read.

Solebury traffic alone increased in June by **8.4%** year to year and **4%** in July (thanks to a robust Summer Reading program).

Reading Log certificates for the Summer Reading Program went from 416 in 2025 to 992, a **238%** increase!





FROM BOOKS TO BYTES: THE FUTURE OF READING



LIBRARIES IN THE DIGITAL AGE

Cloud Library, Libby, Kanopy and Hoopla are available for every Solebury resident; one-on-one tutorials are available at anytime.

We also maintain a collection of lendable e-readers that are pre-loaded with the current bestsellers (think Yesteryear, the Correspondant and the Calamity Club).





IT'S A LIBRARY OF THINGS!

Cricut Stencil Cutter
Baby carriers / Baby monitor / Backpack
Meeting Owl 3
Button Maker
Fabric Heat Press
Leaf Blower
Karaoke Machine
Badminton Set / Bocce / Pickleball / Disc Golf
Tonie and Yoto players and collections
Bubble machine / Giant Jenga / Cornhole Toss
Giant chess and checker sets

WHY BUY WHEN YOU CAN BORROW?



WE CAN BUILD IT!

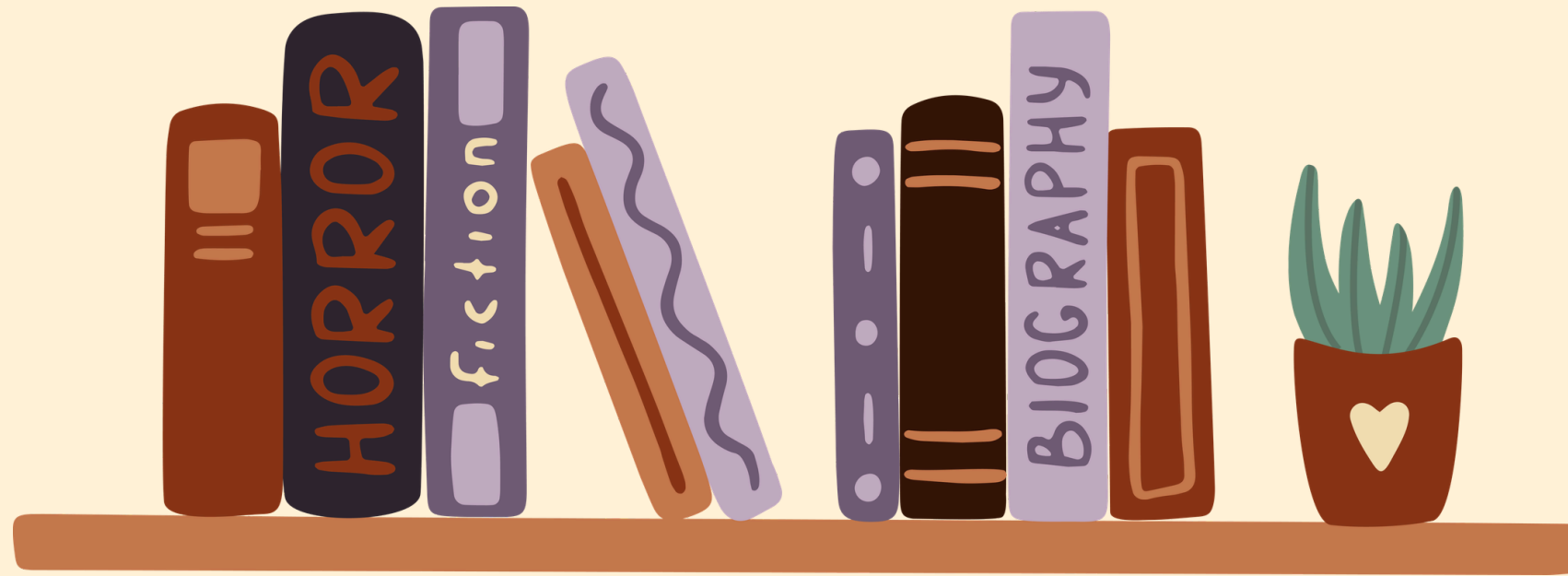
From 3D printing to button making to tote bags and even custom stencils, the Library is here to support the creativity of an entire community by making such tools and supplies available for patrons of all ages.

Not sure where to start? We're happy to walk you personally through everything we do (or could) offer.



HOW CAN WE HELP?





LIBRARIES REALLY ARE FOR EVERYONE



A TRUE COMMUNITY CENTER

We have lending agreements with NHSD and the Solebury School to make borrowing items from the wider BCFL system that much easier.

The Library hosts Rep. Brennan's office each month as well as the New Hope Tax Collector, to make it easier for the public to reach the services they deserve.

Whether it's by tutoring students or shooting a movie, we're always ready for our community's needs.



☾ WHERE DO WE GO FROM HERE?

It is no surprise that we maintain the Free Library of New Hope and Solebury is a vital community institution that is seeing greater use than ever before. As such, it is not only appropriate but necessary that we ask for an increase of financial support.

It is through these increases that our excellent staff and historic home are properly supported and encouraged.

THE NEXT CHAPTER



THANK YOU



Stacy Smith
President, Board of Trustees

Sam Pharo
Library Director

